

## SUMMARY MATRIX

## BOARD OF SUPERVISORS PUBLIC HEARING

## Attachment 1

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No.	Z. O. SECT. #	DISTRICT	PAGE # <sup>1</sup>	ZORC RECOMMENDATION	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
1	1-103(N)(2), Route 28 Taxing District	All	1-7	Allow commercially and industrially zoned properties under the 1972 Z.O. one year to "opt-in" to the Revised 1993 Z.O. when these amendments are adopted.	Staff recommends retaining the existing text. The County Attorney is concerned that this change is inconsistent with notice requirements. (Converting from 1972 to Revised 1993 is a remapping.) In addition, if the proposed changes are adopted, there is a density increase in the commercial/industrial planned development districts from the 1972 Z.O. to the current Z.O. The Code of Virginia may require notice of such changes.	Retain existing text.  (3/5/07 & 6/27/07)
2	1-404(A), Use of Nonconforming Lots	All	1-24	Expand the use of nonconforming lots such that a nonconforming lot may be used even though it does not meet all district requirements as opposed to lot area, access and lot width requirements.	Should the BOS be inclined to amend this section, staff concurs with the PC recommendation.	Revise proposed text to allow a nonconforming lot to be used even if it does not meet the lot requirements of the district. See Document titled "Addendum to ZORC Redline Draft." (p.A10)  (3/5/07)
3	1-404(C), Boundary Line Adjustments	All	1-25	Simplify the boundary line adjustment requirements for nonconforming lots such that the resulting lot(s) are required to meet the minimum lot area in effect as of December 5, 2006. (ZORC text revised at the 6/11/2007 PC work session to provide this date as opposed to the minimum lot area in effect at the time that the lot was created.)	Staff recommends retaining the existing text. The amendment would permit conforming lots to become nonconforming, which staff does not support. In general, the degree of nonconformity should not be allowed to increase for nonconforming lots.	Revise proposed text to allow boundary line adjustments under certain circumstances. See Document titled "Addendum to ZORC Redline Draft." (p.A10)  (3/5/07)
4	1-405(D), Effect of Approval	All	1-26	A nonconforming use or structure that has terminated its nonconforming status may lawfully exist unless it is abandoned or discontinued for 180 days. ZORC recommends this time period be extended to 2 years.	Should the BOS be inclined to amend this section, staff concurs with the PC recommendation.	Revise proposed text to change the time period to 1 year. See Document titled "Addendum to ZORC Redline Draft." (p.A11)  (3/5/07)
5	2-403(HHH), Table 2-102, Table 2-202, 5-661, Recreation Establishment, Indoor	A-3 AR-1 AR-2	2-58 2-9 2-32 5-102	Add "recreation establishment, indoor" to the list of special exception uses in the A-3 district.	Staff is concerned that adding "recreation establishment, indoor" to the list of special exception uses in the A-3, AR-1 and AR-2 districts is not consistent with the purpose of these districts or the <u>Revised General Plan's</u> Rural Policy Area. These types of facilities do not rely upon the rural land resource for their operation nor are they considered rural economy uses.	Accept ZORC recommendation, also add "recreation establishment, indoor" as a special exception use in the AR-1 and AR-2 districts subject to performance standards. Resolution of intent to amend adopted 4/17/07. See Document titled "Addendum to ZORC Redline Draft." (p.A11)  (3/5/07 & 4/30/07)

<sup>1</sup> Provided Page # corresponds to Attachment 9.

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6	2-505(E), 2-605(E), 2-606 (F), 2-705(E), 2-706(F), 2-805 (E), 2-806(E), 2-807(G) Maximum Residential Density	CR-1 CR-2 CR-3 CR-4	2-63 2-70 2-76 2-81 2-82	ZORC did not address this change.	Add maximum residential densities for the CR districts.	Accept staff recommendation. Resolution of intent to amend adopted 4/17/07 to include revisions to residential districts to reflect density (dwellings per acre). See Document titled "Addendum to ZORC Redline Draft." (p.A12)  (3/5/07 & 4/30/07)
7	2-511, 2-612, 2-712, 2-812, Setbacks and Access from Major Roads	CR-1 CR-2 CR-3 CR-4	2-66 2-72 2-78 2-83	Retain access exemption for lots that were the subject of a boundary line adjustment.	Staff concurs with the revised text recommended by the PC. Staff does not support an exemption to allow for access to major roads if the lot was previously the subject of a boundary line adjustment.	Revise proposed text. Strike all text after the word "observed" in line 3 of the paragraph. See Document titled "Addendum to ZORC Redline Draft." (p.A12)  (3/5/07)
8	2-903(NN), Permitted Uses	RC	2-86	Move "Mill, feed and grain" from the special exception use list to the permitted use list. Exempt such use from any size limitation.	Staff recommends keeping "mill, feed and grain" a special exception use with no size exemption.	Keep "Mill, feed and grain" as a special exception use with no size exemption.  (3/5/07)
9	2-904(A), 2-904(B), Special Exception Uses	RC	2-86	Increase the size of a single use in the RC district from 10,000 s.f. to 15,000 s.f. (except for agriculture and certain ag-related uses). Eliminate the requirement that any one use exceeding 50% of the district obtain a SPEX.	Staff recommends retaining the existing text. Staff is concerned these changes may result in uses less compatible with the existing character and neighborhood scale of the district and result in less business diversity.	Increase square footage limit to 15,000 s.f. Strike all proposed text following the word "area." See Document titled "Addendum to ZORC Redline Draft." (p.A14) Accept deletion of Section 2-904(B).  (3/5/07)
10	2-903, 2-904, 4-203, Training Facility Article 8, Definitions	RC PD-CC(NC) PD-CC(CC) Article 8	2-86 2-87 4-15 4-16 8-53	Add "Training facility" as a permitted use in the RC, PD-CC(NC) and PD-CC(CC) districts. Add definition to Article 8: "A facility used for business, technical or professional training and/or certification, which may be operated as a principal use or as an accessory use to a permitted or permissible use."	Staff suggests a minor change to "Training facility," which has been added as a permitted use in a number of districts, including PD-OP, PD-RDP, PD-IP, PD-GI, all PD-CC districts and RC. In RC, PD-CC(NC) and PD-CC(CC), staff suggests that "training facility, accessory to a permitted or special exception use" be included in the permitted use list and that "training facility" be listed as a special exception use.	Accept staff recommendation. See Document titled "Addendum to ZORC Redline Draft." (p.A13)  (4/30/07)
11	2-910, Development Setback and Access from Major Roads	RC	2-89	Add section to require commercial development to meet Section 5-900.	Staff recommends the phrase "nonresidential development" rather than "commercial development."	Accept staff recommendation. See Document titled "Addendum to ZORC Redline Draft." (p.A14)  (3/5/07)

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12	2-1402, 2-1502, 2-1602, 2-1702 TR-District Use Tables	TR-10 TR-3 TR-2 TR-1	2-141 2-150 2-158 2-166	Allow "school (elementary, middle, or high), for more than 15 pupils" by-right in the TR-districts, rather than by special exception.	Staff recommends this use remain a special exception use.	Keep "school (elementary, middle, or high), for more than 15 pupils" as a special exception use.  (4/30/07)
13	3-108(A), 3-109(A), Lot Coverage	R-1	3-5 3-6	Increase lot coverage in R-1 such that all three development options have lot coverage requirements of 25% maximum.	Allow higher lot coverage for the two clustering options.	Revise proposed text. Increase lot coverage in Sections 3-108(A) and 3-109(A) to 30% maximum. See Document titled "Addendum to ZORC Redline Draft." (p.A14)  (3/5/07)
14	3-1003(NN), Storage of empty solid waste vehicles and containers	MR-HI Article 8	3-62	Add "storage of empty solid waste vehicles and containers" as a permitted use in MR-HI.	Add definitions for "solid waste container" and "solid waste vehicle" to Article 8.	Accept staff recommendation. Resolution of intent to amend adopted 4/17/07. See Document titled "Addendum to ZORC Redline Draft." (p.A35)  (3/5/07 & 4/30/07)
15	4-104(D)(1), Impervious Surface	Commercial areas in PD-H	4-3	Increase the impervious surface ratio on any single lot from 70% to 80%.	Staff recommends retaining the existing text. This change is inconsistent with the <u>Revised General Plan</u> , which states that the County will prepare and implement design standards and principles that minimize the creation of new impervious areas.	Delete Section 4-104(D)(1). See Document titled "Addendum to ZORC Redline Draft." (p.A14)  (4/30/07)
16	4-206(D), Vehicular Access	PD-CC	4-20	Eliminate prohibition against primary access and through vehicular traffic impacting residential neighborhoods.	Staff concurs with the PC recommendation. Staff does not support eliminating this section.	Revise text. See Document titled "Addendum to ZORC Redline Draft." (p.A14)  (3/12/07)
17	4-302(A), Size and Location	PD-OP	4-25	Remove requirement for the district to be located on primary state highways.	Staff concurs with the PC recommendation to retain the requirement that PD-OP districts be located "On arterial or collector roads."	Retain Section 4-302(A). See Document titled "Addendum to ZORC Redline Draft." (p.A15)  (3/12/07)
18	4-305(B)(1), 4-405(B)(1), 4-505(B)(1), 4-605(B)(1), 4-705(B)(1), 4-805(F)(1), Yards, Adjacent to Roads	PD-OP PD-RDP PD-IP PD-GI PD-SA PD-TC	4-28 4-37 4-47 4-57 4-65 4-74	Revise yard requirements adjacent to roads to permit parking between buildings and streets to be visible from roads.	Staff recommends retaining the existing text. <u>Revised General Plan</u> policies do not support parking within the building setbacks in employment-related zones. This change would make the district regulations less consistent with the Plan.	Accept ZORC recommendation. Use "setback" throughout paragraph instead of "yard." See Document titled "Addendum to ZORC Redline Draft." (p.A15)  (4/30/07)
19	4-306(C), 4-406(C)(1), Floor Area Ratio	PD-OP PD-RDP	4-30 4-38	Increase floor area ratio from .40 to .60 maximum and up to 1.0 maximum by special exception.	Staff concurs with the PC recommendation. The <u>Revised General Plan</u> supports FARs exceeding 1.0 in certain areas.	Revise proposed text. Allow up to 2.0 maximum FAR by special exception. See Document titled "Addendum to ZORC Redline Draft." (p.A15)  (4/30/07)

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20	4-307(E), Site Planning	PD-OP	4-31	Delete the site planning requirements which promote a park-like character in PD-OP districts.	Staff recommends retaining the existing text. The current language supports the <u>Revised General Plan</u> policies that promote compact development that has minimal impact on the natural environment or surrounding land uses through innovative site design.	Retain a portion of the existing text. See Document titled "Addendum to ZORC Redline Draft." (p.A15)  (3/12/07)
21	4-307(F), Development Setback and Access from Major Roads	PD-OP	4-32	Eliminate prohibition against primary access and through vehicular traffic impacting residential neighborhoods and minor streets connected with streets outside the district that encourages the use of minor streets for through and construction traffic.	Staff concurs with the PC recommendation. Staff does not support eliminating this section.	Revise text. See Document titled "Addendum to ZORC Redline Draft." (p.A16)  (3/12/07)
22	4-501, Purpose 4-503(G), 4-504(A), Permitted/ Special Exception Uses	PD-IP	4-42 4-44	Add "office uses" to the PD-IP district purpose and move "office, administrative, business and professional" from the special exception use list to the permitted use list.	Staff recommends that office remain a special exception use, but that the criteria for its development under Section 4-504(A)(1) & 2 be deleted. If office becomes by-right, all prior special exception conditions for office development in PD-IP are no longer applicable. In addition, since the planned land use for many PD-IP zoned properties is keynote employment, the removal of a special exception decreases the ability of the Board of Supervisors to evaluate office proposals in areas designated for premier office development.	Move office to the list of permitted uses, subject to the revised site planning criteria of the PD-OP district. See Document titled "Addendum to ZORC Redline Draft." (p.A16)  (4/30/07 & 6/11/07)
23	4-502, Size and Location	PD-IP	4-42	Remove requirement for the district to be in areas served by one or more major arterial or collector roads.	Staff recommends retaining the existing text.	Accept ZORC recommendation.  (4/30/07)
24	4-503(E), 4-504(R), Permitted/ Special Exception Uses	PD-IP	4-44 4-45	Amend permitted use list to add that churches, synagogues, temples or mosques may include private schools, child and adult day care facilities and associated uses (not accessory uses).	Staff recommends retaining school, public or private, child care centers and recreational establishments as special exception uses. Add day camp as special exception use. As a matter of law, treat uses equally, regardless of any affiliation with a religious use.	Add day camp, child care center, recreation establishment (outdoor or indoor) and school (public and private) to the PD-IP permitted use list. See Document titled "Addendum to ZORC Redline Draft." (p.A16)  (3/12/07 & 4/30/07)
25	4-503(OO), 4-504(S), Permitted/ Special Exception uses	PD-IP	4-45	ZORC did not address this change.	Staff recommends "contractor service establishment, excluding retail sales and outdoor storage" be a permitted use instead of a special exception use.	Accept staff recommendation. Resolution of intent to amend adopted 4/17/07. See Document titled "Addendum to ZORC Redline Draft." (p.A16)  (4/2/07)
26	4-507(E)(1), Retail Sales as an accessory use	PD-IP	4-49	Delete the requirement that warehousing facilities with accessory retail sales store goods for at least one retail establishment located in a zoning district where retail is a permitted principal use.	Staff recommends retaining the existing text. Staff does not support the expansion of retail uses in the PD-IP district.	Revise proposed text to allow retail sales on Friday, Saturday, Sunday and Federal Holiday Mondays. Resolution of intent to amend adopted 4/17/07. See Document titled "Addendum to ZORC Redline Draft." (p.A17)  (4/2/07)

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27	4-507(G)(2), 4-607(F)(2), Access	PD-IP PD-GI	4-51 4-60	Eliminate prohibition against primary access and through vehicular traffic impacting residential neighborhoods.	Staff concurs with the PC recommendation. Staff does not support eliminating this section.	Revise proposed text. See Document titled "Addendum to ZORC Redline Draft." (p.A17)  (4/2/07)
28	4-707(D), 4-808(Q), Access	PD-SA PD-TC	4-67 4-77	Eliminate prohibition against primary access and through vehicular traffic impacting residential neighborhoods.	Staff concurs with the PC recommendation. Staff does not support eliminating this section.	Revise proposed text. See Document titled "Addendum to ZORC Redline Draft." (p.A18)  (4/2/07)
29	4-1019(C), 4-1121(D), Road Design	PD-TREC PD-TRC	4-124 4-147	Eliminate the road design criteria which require certain roads in the district to be constructed to VDOT standards for inclusion in the state highway system.	Staff recommends retaining the existing text. This standard can be modified and requests to eliminate this standard should be evaluated on a case-by-case basis.	Accept ZORC recommendation.  (4/30/07)
30	4-1111(C), Off-street parking facility, freestanding	PD-TRC	4-141	ZORC did not address this change.	Staff recommends retaining the existing text.	Delete requirement for freestanding off-street parking facilities to be enclosed on the first floor when such parking structure is not effectively shielded from the street by a building. Resolution of intent to amend adopted 4/17/07. See Document titled "Addendum to ZORC Redline Draft." (p.A18)  (4/30/07)
31	4-1209(A)(16), Permitted Uses	PD-RV	4-156	Do not require public water and wastewater facilities including land application fields, to be shown on the approved Concept Development Plan.	Staff recommends retaining the existing text so that public water and wastewater facilities can be reviewed at the time of rezoning.	Accept ZORC recommendation.  (4/2/07)
32	4-1503(A), Alteration	All	4-192	Amend list of land disturbing activities.	Should the BOS be inclined to amend this section, staff concurs with the PC recommendation.	Revise proposed text. See Document titled "Addendum to ZORC Redline Draft." (p.A19)  (4/2/07)
33	4-1511, Density Calculations	All	4-201	Provide density credit for major and minor floodplain instead of just minor floodplain.	Staff recommends retaining the existing text.	Revise proposed text to allow a portion of major floodplain to be counted in the density calculation for nonresidential development. See Document titled "Addendum to ZORC Redline Draft." (p.19)  (4/30/07 & 6/11/07)
34	4-2104(A)(1), Average Front Yard	All	4-214	Revise the average front yard requirement in the Village Conservation Overlay District (VCOD) to be "consistent with" existing front yards rather than "a distance equal to the average front yard."	Staff concurs with the PC recommendation.	Revise proposed text. See Document titled "Addendum to ZORC Redline Draft." (p.20)  (4/30/07)
35	4-2104(A)(2), Building Height	All	4-214	Delete the building height requirements in the VCOD.	Staff concurs with the PC recommendation. Staff does not support elimination of this language.	Revise proposed text. See Document titled "Addendum to ZORC Redline Draft." (p.20)  (4/30/07)

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36	4-2104(B)(3) (a), Sidewalks	All	4-214	Amend sidewalk provisions in the VCOD to require sidewalks when there are existing sidewalks within 100 feet. Amend sidewalk connections for future sidewalks.	Staff recommends retaining the existing text with an the addition of new subsection (d) as follows: "The Zoning Administrator may waive or reduce the requirements of this subsection in cases where i) the sidewalk terminates at an arterial highway; or ii) existing topographic conditions make construction of a sidewalk impractical; or iii) the parcels being created are greater than one acre in size."	Revise text such that sidewalks may be provided, but are not required. Delete sidewalk connections language. See Document titled "Addendum to ZORC Redline Draft." (p.20)  (4/30/07)
37	5-400(C), Home Occupations	All	5-8	Increase the floor area that may be devoted to home occupation in an accessory structure from 25% to 49%.	Staff recommends the square footage percentage be eliminated, as the provision is difficult to enforce.	Accept staff recommendation to delete percentage. See Document titled "Addendum to ZORC Redline Draft." (p.A21) (4/2/07)  Revise Section 5-400(E) to also remove percentages. (Not accepted by BOS in 4/17/07 intent to amend.)
38	5-500, Temporary Uses/Zoning Permit	All	5-9	ZORC did not address this change.	Add language to clarify that this section pertains to all zoning districts.	Accept staff recommendation. Resolution of intent to amend adopted 4/17/07. See Document titled "Addendum to ZORC Redline Draft." (p.A21) (4/2/07)
39	5-626, 5-627, 5-630, Ag. Uses	All	5-56 5-58 5-64 5-65	ZORC did not address this change.	Revise performance standards for Agriculture, Horticulture and Animal Husbandry [Section 5-626], Agriculture Support Uses (Direct Association with Agriculture, Horticulture or Animal Husbandry) [Section 5-627] and Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry) [Section 5-630] to resolve discrepancies for minimum lot size and setbacks.	Accept staff recommendation. Resolution of intent to amend adopted 4/17/07 to revise these sections. See Document titled "Addendum to ZORC Redline Draft." (p.A21) (4/30/07)
40	5-633(B), Airport/ Landing Strip, Site Size	AR JLMA-20 TR-10	5-69	ZORC did not address this change.	The Planning Commission had previously recommended (3-20-06) that the minimum lot area for an airport/landing strip be increased from 25 acres to 80 acres.	Resolution of intent to amend adopted 4/17/07 to revise this section. See Document titled "Addendum to ZORC Redline Draft." (p.A23) (4/2/07)
41	5-900, Setbacks From Specific Roads and the W&OD Trail	All	5-124	Modify Route 7 setbacks to add new subsection on the segments of Route 7 from Fairfax County line west to Sterling Boulevard and from Sterling Boulevard west to Broad Run.	Staff concurs with the PC recommendation.	Retain existing language for Route 7, Revise Route 50 subsection and add section to allow for modifications. See Document titled "Addendum to ZORC Redline Draft." (p.A23) (4/30/07)

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42	5-1102(B)(11) & (12), Number of Parking and Loading Spaces Required	All	5-134	Move funeral homes, etc., civic/social/fraternal to the cultural, recreational and entertainment uses category.	Staff concurs with the PC recommendation.	Reorganize section. Move "Places of Worship" from Section 5-1102(B)(12)(a) to new Section 5-1102(B)(11)(c). No text would appear after Section 5-1102(B)(12), Miscellaneous Uses. Revise Table 5-1101. See Document titled "Addendum to ZORC Redline Draft." (p.A23) (4/2/07)
43	5-1102(F)(1), Adjustments to Parking Requirements	All	5-139	Allow the Director of Building and Development with concurrence of the Zoning Administrator to approve reductions in parking spaces, rather than by SPEX to the BOS.	Staff concurs with the PC recommendation.	Revise proposed text. See Document titled "Addendum to ZORC Redline Draft." (p.A25) (4/2/07)
44	5-1102(F)(1)(c), Adjustments to Parking Requirements	All	5-140	Specify a time period of 5 years for parking covenants.	Staff recommends 20 years for parking covenants.	Accept staff recommendation. Indicate a period of time of 20 years. See Document titled "Addendum to ZORC Redline Draft." (p.A25) (4/2/07)
45	5-1403(A)(2), Standards	All	5-164	Clarify minimum caliper of 1" diameter at breast height for canopy trees.	Include that diameter at breast height is measured at 4 and ½ feet above ground level.	Accept staff recommendation. See Document titled "Addendum to ZORC Redline Draft." (p.A25) (4/9/07)
46	5-1403(D), Standards	All	5-164	Allow reduction or elimination of landscaping to meet sight distance easements.	Staff recommends that any landscaping reduced or eliminated to meet sight distance easements be planted elsewhere on site.	Accept staff recommendation. See Document titled "Addendum to ZORC Redline Draft." (p.A25) (4/9/07)
47 <sup>1</sup>	5-1403(E), Standards	All	5-164	Add requirement for a type 3 front yard buffer for any property with frontage on an existing or planned four-lane divided roadway.	Revise so as not to conflict with Route 50 landscaping. Staff concurs with the PC recommendation.	Revise proposed text. See Document titled "Addendum to ZORC Redline Draft." (p.A26) (4/9/07 and 4/23/07)
48	5-1404(C), Landscaping Plan	All	5-165	Clarify language for landscaping plans.	Staff concurs with the revised text recommended by ZORC and further amended by the PC.	Revise proposed text to reference County "requirements" rather than County "policy." See Document titled "Addendum to ZORC Redline Draft." (p.A26) (4/9/07)
49	5-1406(E)(2), Special Situations	All	5-168	Delete section requiring a type 3 front yard buffer with berm for any property adjoining an existing or planned arterial road.	Staff concurs with the PC recommendation.	Keep existing text and add exemption for parcels in the VCOD. See Document titled "Addendum to ZORC Redline Draft." (p.A26) (4/9/07)

<sup>1</sup> This is an example of where amendments have "overtaken" the ZORC draft.

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50	5-1413(C)(1) (a), Peripheral Parking Lot Landscaping	All	5-173	Eliminate requirement for a 10' landscaping strip when abutting parcels share a common access drive or parking lot circulation travelway.	Staff concurs with the revised text recommended by ZORC and further amended by the PC.	Revise proposed text to require eliminated landscaping to be provided elsewhere on site. See Document titled "Addendum to ZORC Redline Draft." (p.A26) (4/9/07)
51	Table 5-1414(B)	All	5-178	Add a new table that reduces overall landscaping.	Staff recommends retaining the existing text. Should the BOS be inclined to amend this section, staff recommends the revised text proposed by the PC.	Establish minimum and maximum buffer widths. See Document titled "Addendum to ZORC Redline Draft." (p.A27) (4/9/07 & 6/11/07)
52	5-1504(A), Light and Glare Standards	All	5-195	Exempt lighting at publicly owned facilities utilized for athletic competition.	Staff concurs with the PC recommendation.	Revise proposed text to add specific standards for publicly owned athletic facilities. See Document titled "Addendum to ZORC Redline Draft." (p.A27) (4/30/07 & 6/11/07)
53	5-1508(B)(2) (a), Exemptions	All	5-202	Revise steep slope exemptions for single family dwellings on existing legal lots.	Staff concurs with the PC recommendation.	Revise proposed text to clarify that the exemption applies if the lot existed on 6/16/93. See Document titled "Addendum to ZORC Redline Draft." (p.A28) (4/23/07)
54 <sup>1</sup>	5-1508(D)(1) (c), Steep Slope Standards, Permitted Uses in Very Steep Slopes	All	5-204	Add "drinking water supply systems and/or sanitary sewer collection systems and related facilities" as a permitted use in very steep slope areas. ZOAM 2006-0001 subsequently amended this section to add "drinking water supply reservoir subject to obtaining an approved 'Location Clearance Permit' from the Zoning Administrator or his/her designee."	Staff concurs with the PC recommendation.	Resolutions of intent to amend adopted 4/17/07 & 4/30/07 to allow sanitary sewer and water lines in very steep slopes with development standards. Amend definitions of moderately and very steep slope area. See Document titled "Addendum to ZORC Redline Draft." (p.A28) (4/23/07, 4/30/07 & 6/27/07)
55	6-206(H), Powers and Duties	All		ZORC did not address this change.	Staff concurs with the PC recommendation.	Resolution of intent to amend adopted 4/17/07. Amend duties of the BZA to include special exception for errors in structure location within very steep slope areas. See Document titled "Addendum to ZORC Redline Draft." (p.A30) (4/30/07)
56	6-403(A), Submission Requirements	All	6-12	ZORC did not address this change.	The BOS directed staff to amend the zoning ordinance to expand the disclosure requirements of this section. Staff has coordinated with the County Attorney's office and proposes language consistent with §15.2-2289 of the Code of Virginia.	Accept staff recommendation. See Document titled "Addendum to ZORC Redline Draft." (p.A30) (4/23/07)

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No.	Z. O. SECT. #	DISTRICT	PAGE #	ZORC RECOMMENDATION	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
57 <sup>1</sup>	6-701(C), Site Plan Required	AR-1 AR-2	6-26	Exempt the “agriculture support and services related to agriculture, horticulture and animal husbandry” use category from site plan requirements when such uses do not involve access by the public as a part of the use. ZOAM 2005-0002 subsequently amended this section to note that site plans are not required when a rural sketch plan is required.	Staff has inserted ZORC’s language into the newly adopted language and reconciled discrepancies.	Accept staff recommendation. See Document titled “Addendum to ZORC Redline Draft.” (p.A31)  (4/23/07)
58	6-1613, Special Exception for Errors in Very Steep Slope Areas	All	6-70	ZORC did not address this change.	Staff concurs with the PC recommendation.	Resolution of intent to amend adopted 4/17/07. Add standards for special exceptions for errors in very steep slope areas. See Document titled “Addendum to ZORC Redline Draft.” (p.A32) (4/30/07)
59	Article 8, Definitions Church, etc.	All	8-10	Revise definition to delete the term “accessory” and add the term “associated” for other permitted uses related to a place of worship.	Retain the existing definition.	Retain existing definition.  (4/30/07)
60	Article 8, Definitions Farm Market	All	8-18	ZORC did not address this change.	Staff concurs with the PC recommendation.	Resolution of intent to amend adopted 4/17/07. Revise definition to include aquacultural products and amend such that 25% of products must be sold within the County. See Document titled “Addendum to ZORC Redline Draft.” (p.A34) (6/27/07)
61	Article 8, Definitions Heavy equipment	All	8-22	Delete “motorcycle” from this definition.	Accept deletion of motorcycle from “heavy equipment” definition as proposed by ZORC. Add definitions for “motorcycle” and “all-terrain vehicle (ATV).”	Accept ZORC and staff recommendation. See Document titled “Addendum to ZORC Redline Draft.” (p.A33) (4/23/07)
62	Article 8, Definitions Lot Coverage	All	8-27	Amend definition to exclude parking structures below or above grade and stand-alone mechanical structures from lot coverage.	Staff concurs with the PC recommendation.	Revise ZORC text and also exclude uncovered decks from lot coverage. See Document titled “Addendum to ZORC Redline Draft.” (p.A34) (4/23/07)
63	Article 8, Definitions Setback and Setback	All	8-45	Amend definition to use the term “point of reference.”	Retain reference to Section 5-600. Staff concurs with the PC recommendation.	Accept staff recommendation and add examples of points of reference. See Document titled “Addendum to ZORC Redline Draft.” (p.A34) (4/23/07)
64	Article 8, Definitions Sign, Area of	All	8-46	Amend what is included in the area of a sign.	Retain existing definition.	Retain existing definition. Consider changes with future Zoning Ordinance Amendment. (4/23/07)

<sup>1</sup> This is an example of where amendments have “overtaken” the ZORC draft.

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